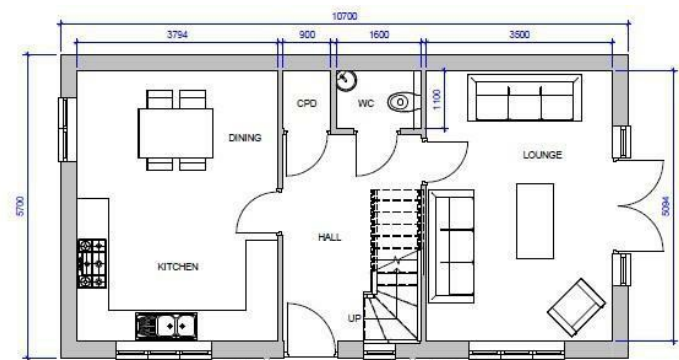
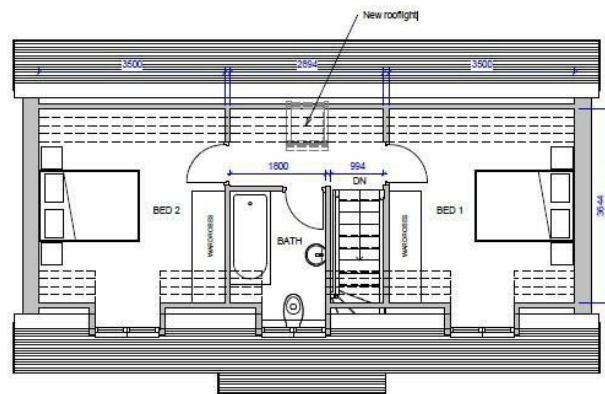


FOR SALE

Building Plot Racks Lane, Ombersley, Droitwich, WR9 0DP



1 Ground Floor
1 : 50



2 First Floor
1 : 50



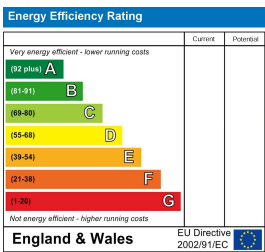
Offers in the region of £175,000

Building Plot Racks Lane, Ombersley, Droitwich, WR9 0DP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



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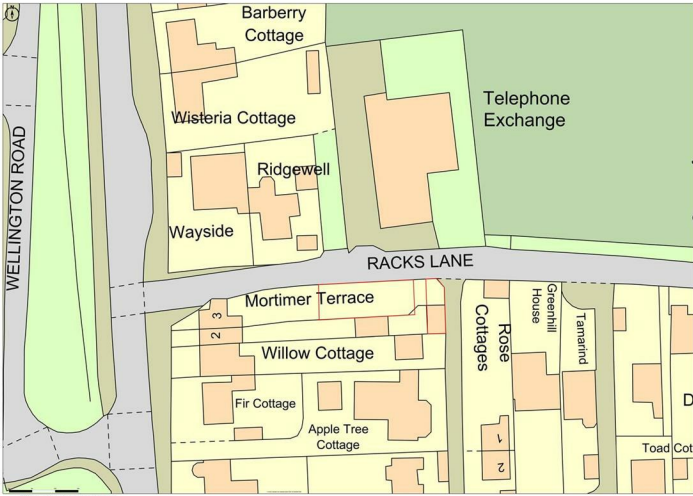
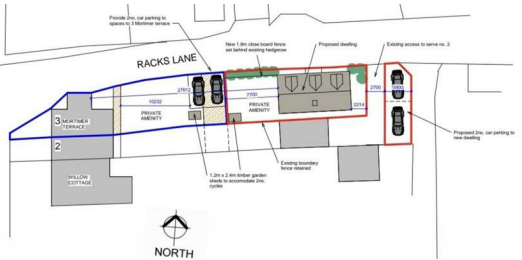


Mileage (all distances approximate)
Droitwich 4 miles, Worcester 6 miles, Birmingham 25 miles, Cheltenham 31 miles.


1 Reception Room/s


2 Bedroom/s


1 Bath/Shower Room/s



- Building Plot with Planning Permission
- Detached Dormer Bungalow
- Two First Floor Bedrooms
- First Floor Bathroom
- Kitchen Diner & Ground Floor Cloakroom
- Living Room
- Private Gardens & Off-Road Parking
- Most Desirable Village Location

DIRECTIONS
From the church in the centre of the village, proceed in a northerly direction, over the roundabout and continue for a short distance. Just after the playing field and park on the left is Mortimer Terrace where the bungalow is situated just behind accessed of Racks Lane.

WHAT 3 WORDS:
///ounce.civil.rosette

LOCATION
The building plot is conveniently situated in the popular and most desirable village of Ombersley, which is a glorious picturesque village. Benefits include a variety of amenities with Shops, Hairdresser's, Doctor's Surgery, several Public Houses, 1st Primary School, Village Hall and Church and is ideally placed for access to the Town of Droitwich, City of Worcester and motorway links via Junction 5 or 6 of the M5 motorway.

Ombersley is one of the most sought-after and charming villages in Worcestershire boasting a whole host of amenities including a renowned butchers and deli shop (Checketts), primary school, doctor's surgery, dentist, parish church and post office, together with many public houses and restaurants. More extensive opportunities for shopping, leisure and education can be found in the nearby centres of Worcester, Droitwich and Bromsgrove.

There are direct train lines to London from Worcester and Birmingham whilst the new Worcestershire Parkway Railway Station is located 12 miles away and is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. The King's School Worcester and The Royal Grammar School are located in the heart of Worcester city centre.

INTRODUCTION
Planning permission is granted for a proposed two bedroom dormer bungalow at rear of 3 Mortimer Terrace Main Road, Ombersley, WR9 0DP.

In accordance with the terms of the application, Ref: W/24/00496/FUL

AVAILABLE DOCUMENTATION
- Full Planning Permission document ref: W/24/00496/FUL
- Approved site plan
- Approved floorplans

BOUNDARIES, ROADS & FENCES
The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundaries, fences and hedges.

RIGHTS OF WAY
The land will be sold subject to any wayleaves Public or Private Rights of Way, Easements and Covenants, and all outgoing whether mentioned in these sales particulars or not

LOCAL AUTHORITY
Wychavon District Council 01386 565 565
planning@wychavon.gov.uk

PLANNING SERVICES
Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire, WR10 1PT

SERVICES
These are to be confirmed.

VIEWING
Please call our Kidderminster Office to provide your contact details. The building plot is then available to view reasonably during daylight hours with a copy of these sales particulars.

FIXTURES & FITTINGS
Only those items described in these sale particulars are included in the sale.

TENURE
The land is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.